

Affordable Dwelling Unit Advisory Board Meeting Minutes (ADUAB)
Tuesday – March 9, 2010
Shenandoah Room - Shenandoah Building

Members Present: Joe Paciulli, Chair Michael Capretti, Vice-Chair; Pamela McGraw, Dwight Stonerook, Steve Schulte, Ryan Sauder, Dawn McKenzie, Greg Barrett, Sarah Millin.

DFS Staff Present: Ellen Grunewald, Director; Sarah Coyle Etro, Assistant Director; Jan Boothby, CDBG Program Manager, Lenny Goldberg, Housing Specialist; Jill Brady, Administrative Assistant; .

Public Present Michael Flannagan, Virginia One Development
James Anders, Winchester Homes

CALL TO ORDER Michael Capretti called the meeting to order at 8:05 A.M.

PUBLIC COMMENT PERIOD No comments

MEETING MINUTES The minutes from the January 12, 2010 meeting were unanimously approved.

INFORMATION ITEMS: **Community Budget Dialogue Workshop Update:** Joe Paciulli and Michael Capretti updated the committee regarding the discussion held January 30, 2010. Joe stated it was an interesting dialogue and all who were invited to attend, participated. There were representatives from advisory boards, the elderly, and the public. Joe mentioned that there were six or seven break out groups that discussed broad based questions and the conversation was interesting and thoughtful.

COMMITTEE REPORTS

Housing Advisory Board (HAB): Michael Capretti reminded the ADUAB that there is a joint ADUAB and HAB meeting scheduled for April 7, 2010. The meeting will be held at 4:00 in the Shenandoah Room of the Shenandoah Building. The Joint Builders and Zoning/Modification Committee will present their work regarding Article 7/1450.

Finance Committee: Ryan Sauder updated the ADUAB regarding the work of the Joint Trust Fund. Ryan confirmed that the committee has recommended one application to the BOS and is waiting for the interpretation from zoning regarding the use of an ADU.

Builders Committee and the Modifications/Zoning Committee: Michael Capretti and Sarah Millin, Chairs of each committee, updated the ADUAB regarding the work that has been accomplished regarding revisions to Article 7. The first topic of discussion was bonus density. The committee discussed setting up a sliding scale, incentives and putting more housing on each lot. The committee was asked to continue to look at the sliding scale issue, the by-right issue with the overall goal to improve the ADU Ordinance and the process to ensure that the program flourishes. The second topic was Compatibility and Interspersion. The committee reported that the issue of interspersions will be addressed within the Design Book based on the Zoning Administrators interpretation of compatibility. The design book is being worked on by the committee which quantifies what is meant by compatibility. The committee recognizes that there needs to be some flexibility built into what interspersions means today regarding the implementation of a strict formula and making the process less subjective. The design book will need to be evaluated by the Zoning Administrator before it can be implemented.

NEXT MEETING

Scheduled for	April 7, 2010	(Joint Meeting with HAB)
	April 13, 2010	(ADUAB)

Meeting adjourned at 9:43